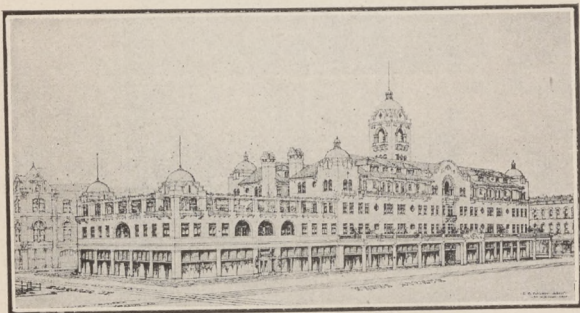


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ROOM AND RESOURCES FOR A MILLION PEOPLE IN THE RICH COUNTY OF SAN JOAQUIN

OPPORTUNITIES FOR 100,000 ENTER-
PRISING MEN IN THE PROGRESSIVE
CITY OF STOCKTON, CALIFORNIA

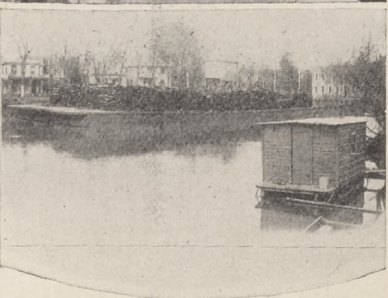


STOCKTON'S PROJECTED NEW HOTEL
CONTAINING 200 ROOMS, ALL OUTSIDE. (NOW ASSURED)

CONDENSED FACTS
ABOUT THE BANNER AGRICULTURAL
COUNTY OF THE UNITED STATES AND
THE GREAT RAILROAD CENTER OF
INTERIOR CALIFORNIA

ISSUED AS
A GUIDE TO HOMESEEEKERS AND INVESTORS

BY THE
Chamber of Commerce, Stockton, California



Methods of Transporting San Joaquin
Products

SAN JOAQUIN COUNTY.

THE following facts relating to San Joaquin County are obtained from Federal Census and Agricultural Reports, Official State Statistics, and condensations from the estimates of the most reliable trade agencies and transportation companies:

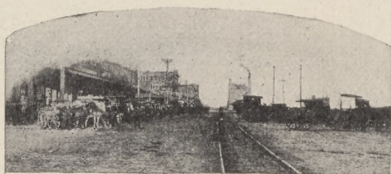
Area of County.....	873,600 acres
Estimated Population.....	47,000
Assessed Valuation.....	\$39,813,407
Real Valuation (about).....	\$70,000,000
Miles of County Road.....	1,100
Miles of Steam Railroad.....	240
Miles of Navigable Rivers.....	400

AREA OF PRODUCTIONS:

Acreage of Grain (barley, wheat, oats)...	280,000
Acreage of Hay (alfalfa and grain hay)...	130,000
Acreage of Pasture (alfalfa, rye grass, etc.)	120,000
Acreage of Vegetable Gardens.....	40,000
Acreage of Grapes (wine and table)....	31,500
Acreage of Potatoes.....	12,500
Acreage of Beans.....	9,200
Acreage of Fruit Trees.....	5,450
Acreage of Asparagus.....	5,000
Acreage of Nut Trees.....	1,660
Acreage of Onions.....	800
Acreage of Olive Orchards.....	500
Acreage of Flax.....	400
Acreage of Berries.....	300
Acreage of Chicory.....	280

VALUE OF PRODUCTS:

Value of Live Stock.....	\$4,145,230
Value of Grain Output.....	3,649,615
Value of Hay Produced.....	2,045,507
Value of Grapes Produced in 1906...	1,250,000
Value of Potatoes Produced in 1906..	1,062,000
Value of Beans Produced in 1906...	320,000
Value of Peaches Produced in 1906..	280,000
Value of Onions Produced in 1906..	155,000
Value of Dried Fruits in 1906.....	600,000
Value of Canned Goods in 1906.....	452,000
Value of Poultry in 1906.....	489,600
Value of Wine, Brandy, Beer.....	730,000
Value of Creamery Products.....	773,300



Stockton's
Waterfront
Market



Field of
Celery



Windmill
Irrigation



100 Acres
of Onions
for Seed



The Potato
Harvest

VARIETY OF SOIL:

The soils of San Joaquin County are rich and varied. The delta of the San Joaquin river embraces over 200,000 acres of land reclaimed from overflow and the soil for great depth is composed of decayed vegetable matter (peat) and sediment brought by the floods from the mountains. This delta district rivals Holland in fertility, with the advantage of a genial climate and a means of cheap and easy irrigation by gravity from the adjacent San Joaquin river. This district is devoted to intensive agriculture, producing heavy crops of grain, potatoes, beans, alfalfa, onions, asparagus, chicory, celery and other vegetables.

On the upland portions of San Joaquin county, soils vary in different localities. Along the river courses there are belts of sedimentary soil. There are clay loams, reddish clay and sandy soils in various parts of the county. Most of these are of inexhaustible depth and yielding abundant crops of any and all of the products of the temperate and warm zones, when properly tilled.

VARIED PRODUCTIONS:

San Joaquin county leads the whole country in the production of barley, asparagus, olives and chicory; in the yield per acre of beans, grapes, olives and peaches; in the profits from potatoes, beans, alfalfa, grapes, prunes, cherries, peaches, asparagus, chicory and vegetables; and ranks among the leading countries in the production of apricots, almonds, melons and celery. The dairy industry is expanding, the poultry industry is profitable, and fortunes have been frequently made in growing grapes, peaches, potatoes, beans and asparagus. It was once the greatest wheat-producing county but has been rapidly reducing its wheat area. It produces such a variety of crops that it is a more important factor in the food markets of the world than any other county of the United States.

NET RETURNS PER ACRE:

The average net returns per acre for some of the leading agricultural products of San Joaquin county in 1906 were as follows: Grain, \$13.04; hay, \$15.75; alfalfa, \$24; beans, \$32.70; peaches, \$54; prunes, \$66.23; grapes, \$67; potatoes, \$88.50; cherries, \$110; olives, \$140; chicory, \$150; onions, \$175; asparagus, \$400 to \$1000.

GROWTH OF INDUSTRIES:

The entire agricultural output for 1906 was about \$12,000,000, and the entire factory output was fully \$12,000,000; both of these lines of industry have doubled the value of their output in the six years since the Federal Census was taken, showing not only marvelous progress, but a uniformity of the development which exhibits the healthful conditions of the San Joaquin industries.

The Federal Census of manufacturers taken in 1905 credited Stockton with 110 establishments, using a capital of \$5,220,000, and producing goods valued at \$8,029,490, but neither wineries, brickyards, asparagus canneries, olive oil or brandy distilleries, window glass factory, chicory factory, one brewery, starch factory, or flax mill was included in the Federal Census computation, owing to their location outside of the corporate limits of the City of Stockton.



Flour Mills at Stockton.

MATERIAL DEVELOPMENT:

The material development of the last six years is due primarily to the intensification and diversification of agriculture, which may be exhibited by the following facts:

The number of separate farms has doubled.

The acreage devoted to wheat has been reduced 60 per cent. or 10 per cent. annually.

The vineyard acreage has doubled in three years.

Former rye land has been and is being converted into vineyards, orchards and alfalfa fields.

The value of animals on farms has doubled since the Federal Census.

The poultry output has increased threefold.

The bean acreage has expanded sevenfold since 1900.

Asparagus planting has increased so rapidly on the peat lands that without unusual disaster the value of the output from 5000 acres of the vegetable in 1907 will equal or exceed that of 150,000 acres of grain in 1900.

INALIENABLE ADVANTAGES:

The advantages of San Joaquin county, and of Stockton, the metropolis of the San Joaquin valley, may be summarized as follows:

CLIMATE—Mild and uniform. Mean annual temperature, 60 degrees. Highest temperature, 103 degrees. Lowest temperature, 25 degrees. Rainfall, 15 inches. Number of clear days, 240. Rainy days, 54. Cloudy days without rain, 71.

WATER—The supply is abundant and inexhaustible. Every stratum beneath the top soil stores moisture, and in most parts of the county water in abundance can be obtained at a depth of 25 to 60 feet. The San Joaquin river has an unfailing supply for the irrigation of the delta lands; two large irrigation companies utilize the Mokelumne and the Stanislaus rivers to furnish water for the farmers on the uplands, while truck gardeners and many horticulturists irrigate by means of pumps, operated by windmills or gasoline engines, at a low cost.

TRANSPORTATION—In large part the continuous prosperity of the people of San Joaquin county is due to its fortunate location as the gateway to the valley, with so many miles of navigable waterways intersecting its agricultural area. Cheap freight rates in all directions is the boon conferred by open navigation. Three transcontinental railroads traverse the county and a fourth is rapidly building.

CHEAP POWER—Two electric power lines enter Stockton from the Sierras, supplying cheap power to most of the factories and the transit lines, and the cheapness of fuel oil guarantees operating conditions to the diverse manufactories.

Prize
Holsteins
at Pierce
Ranch



Combined
Harvesters
at Work



Farming
Scenes in
San Joaquin
County



Vendors of
Vegetables



Harvesting
Fruit

Baling Hay



THE COUNTY SEAT:

Stockton, the county seat, has excellent schools, fine public buildings, the best street car service in Northern California, is expending \$500,000 for asphalt and macadam pavements, and has the best improved residence quarter in Northern California. It is supplied with natural gas, warm mineral baths from artesian wells, and enjoys an expanding trade with the mountain and valley districts.

HOMES FOR A MILLION:

Land may be had in San Joaquin county at prices ranging from \$25 to \$200 per acre, and almost every ten acres will sustain a family comfortably when carefully tilled. As the average size of the farm is now upwards of 225 acres, and the population of the county is above 45,000, the possibilities of subdivision and intensification reach to a distinct prospect of a million inhabitants thriving within the boundaries of this single county.

MANUFACTURES:

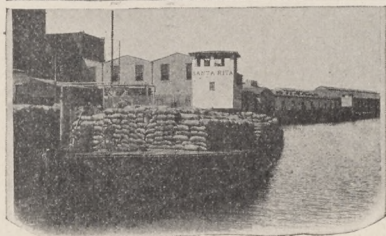
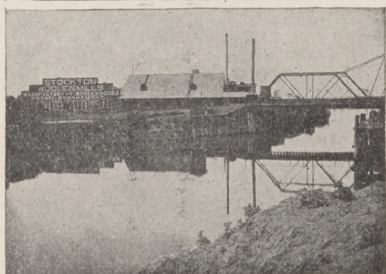
The manufactures of San Joaquin county have kept pace with agricultural development and the output of the factories for the present year, 1907, will probably exceed \$15,000,000. In 1906 the Census Bureau found in the City of Stockton, in a selected line of products, 110 establishments with an invested capital of \$5,200,000. This would indicate that fully \$10,000,000 is invested in manufacturing in the whole county.

The factory products embrace various articles of an unusual and important nature for the Pacific Coast region, as may be noted from the following paragraphs:

The great harvester works in Stockton turn out combined harvesters, traction engines, vehicle wheels and other specialties. It covers nearly ten acres and is the largest in America.

The only window glass factory west of Kansas is in operation just outside the limits of Stockton, and the great demands for its products has caused the proprietors to double its capacity within the past year.

Great machine works for building ore cars, mining machinery, dredgers and structural iron, are found in the City of Stockton.



Glimpses of Stockton's Harbor
and Busy Waterways

One of the largest fruit and vegetable canneries on the Pacific Coast will begin operation this season early in April and is expected to run seven months with a thousand hands.

The four great flour mills of Stockton have an output of 800,000 barrels annually.

One of the leading tanneries on the Pacific Coast, with an established reputation for its products all over the continent, is located in Stockton.

There are four large wineries, and some twenty smaller establishments, in San Joaquin county, and the largest winery of the State is located just outside the City of Stockton.

The only wheat starch factory on the Pacific Coast is in the suburbs of the city, and the only flax mill west of the Rocky mountains is in operation on the Stockton channel, a short distance below the city.

One of the largest fire and ornamental brick and terra cotta establishments in the West is in operation in the western part of San Joaquin county, at Carnegie, and the demand for its products is so extensive that it is constantly increasing its capacity.

On the San Joaquin river and its branches between Stockton and San Francisco bay are four canneries devoted almost entirely to the canning of asparagus and the output from 5,000 acres in 1907 will doubtless amount to more than a million dollars.

The only chicory factory in the West is on the San Joaquin river and the output is valued at many thousands of dollars.

Several factories in the City of Stockton manufacture gasoline engines, which have a wide sale all over the country.

There are six or eight planing mills in Stockton, employing hundreds of men, constantly in operation finishing building material for the tributary districts.

In addition to these enterprises there are an ice factory, brewery, several brandy and olive distilleries, two macaroni factories, an extensive woolen mill, factories which manufacture pumps, windmills, gloves, soap, paint, soda water, gas, medicine, wire fence, cigars, bags, boxes, tents, awnings and minor articles too numerous to mention.

STOCKTON:

The City of Stockton has thirty church organizations with twenty buildings, four hospitals and asylums, ninety secret fraternal and other organizations, three clubs, thirteen newspapers (three dailies), seven banks with deposits of nearly \$8,000,000, two building and loan associations, a free public library with 37,000 volumes, and a beautiful library building costing \$90,000, ten public squares, six of which are improved, five theaters, twenty hotels and twenty-eight restaurants, sixteen livery stables, nine laundries, a Court House costing \$370,000, all paid for, and an active Chamber of Commerce.

CREAMERIES:

The dairy industry in San Joaquin county has had a phenomenal growth during the last few years, and there are three large creameries now in Stockton which are kept busy in manufacturing butter from the alfalfa fed herds of different parts of the county. The output of these creameries amounts to several hundred thousand dollars annually and is constantly increasing.



A Hedge of Callas in Midwinter.

CITY STREETS:

The City of Stockton is now expending large sums in the construction of permanent streets and nearly six miles of asphalt pavement will be put down early in the present season at a cost of \$200,000, while property owners have, within the year, expended fully \$300,000 in the construction of fine macadam roadways in the outlying portions of the city. The city is well sewered, has excellent water supplies, is well

lighted, and has the finest street car system in Northern California. Cheap power is one of the features of Stockton factories. This is derived from two sources: cheap fuel oil, and electricity brought from the Sierras by two power lines. Coal is also used, as is also natural gas, as sources of power. Natural gas has been extensively developed and is used in the majority of all households for heating.

SCHOOLS:

The public school system of Stockton is among the best in the West. It is generously supported by the public and has a corps of superior teachers, is provided with first-class buildings and good equipments, and the provisions for these facilities have been constantly kept abreast the growth of population. The High school at Stockton, constructed at a cost of \$100,000 on a site of ten acres, affording ample grounds for recreation and beautification, is one of the finest educational structures in the State. There are also in Stockton a number of private schools and two very prosperous and efficient business colleges.

SAN JOAQUIN COUNTY:

The county of San Joaquin is a little larger than the State of Rhode Island. It is one of the richest counties in the State, its property being assessed at nearly \$40,000,000, and it is the fifth county in wealth.

In the production of barley it outranks every other county in the United States.

The United States Census for 1900 credited it with being the most profitable wheat county in the Union.

The United States Census also showed that in potato culture it was not only the banner county of California, but in net returns to the farmer, was the banner county of the United States.

It is also one of the few leading counties of the United States in the production of onions.

Its asparagus fields are the most extensive to be found in the world. It embraces 5,000 acres.

The production of wine in San Joaquin county is equal to that of the entire State of New York.

The value of its peach crop is greater than that of the State of Delaware, and it produces more cherries than the State of Georgia.



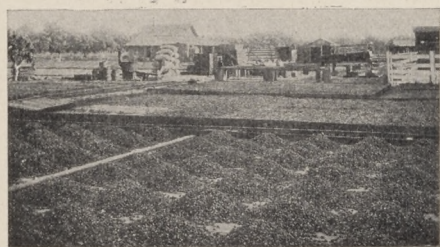
Olive
Picking
near
Lodi



Apricots
Drying



Raisin
Vineyard



Curing
Almonds



Picking
Tokay
Grapes

The Federal Census of 1900 testified that it led all other counties in the production of olives.

It is among the few California counties in the production of apricots and almonds.

The only chicory produced west of the Missouri river is grown in San Joaquin county.

Stockton has become the center of the bean trade on the Pacific Coast and the raising of beans has become an important industry on the reclaimed lands.

The prices of land in San Joaquin county range from \$25 to \$200 or more per acre, when improved with orchards and vineyards. The net returns from lands in different portions of the county have been so phenomenal in recent years as to surprise even the old residents who were familiar with pioneer conditions.

FREIGHT RATES:

One of the greatest advantages to the farmer in San Joaquin county is the uniformly low freight rates charged by the railroads and other transportation companies. Products reach market at an average cost of about \$1.00 per ton for transportation.

No county in the entire United States is better provided with shipping facilities either by waterways or by rail. This advantage, added to the fertility of the soil and the mildness of the climate, make it one of the most desirable districts for agriculture in the country.

RAILROAD CENTER:

Three transcontinental railroads, the Southern Pacific, Central Pacific and Santa Fe make Stockton the terminal for the San Joaquin valley, and the fourth, the Western Pacific, is now under construction. There are three rail routes in operation to San Francisco, three up the valley and to Los Angeles, one to Sacramento and north, three to the foothills of the Sierras, and one to the Coast Range. An electric line is now being constructed to Lodi and one is being projected to Linden and the Southern Mines. Railroad energy is one of the important factors in San Joaquin county development.

Two lines of passenger and freight steamers ply daily between Stockton and San Francisco and intermediate points on the San Joaquin river.

LODI DISTRICT:

Lodi is a city of about 2500 people, located on the Southern Pacific railroad in the northern part of San Joaquin county, and is the center of a rich fruit district noted for its prosperity and rapid progress. It is the chief shipping point for the famed Tokay grapes, which have become so popular in the East. The district around Lodi is distinguished for beautiful homes and well cared for orchards, gardens and vineyards. Around Lodi, as well as around Stockton, it has been demonstrated repeatedly that five or ten acres of San Joaquin land, by intensive culture, will sustain a family in comfort.

OTHER TOWNS:

Tracy is an important town and transfer station on the West Side, and the shipping point for one of the most fertile agricultural districts in California. Other railroad shipping points and centers of local industry and population are Lathrop, Ripon, Escalon, Manteca, Farmington, Peters, Holt, Middle River, Banta, Bethany, Lockeford, Clements and Orwood.



Head of Navigation.

LABOR NEEDED:

The whole county of San Joaquin is in need of labor in all its industries. Mechanics are needed in almost every factory and trade at high wages, and farm laborers are needed in all portions of the county, and in the City of Stockton there is opportunity for hundreds of women and girls to secure remunerative employment in the canneries and other factories. What the county needs is a class of steady and reliable laborers, who will make homes and become a part of the progress and development of the community.

For further information address,

STOCKTON CHAMBER OF COMMERCE,
Stockton, California.